

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 402.1 to permit a side yard setback of 12 feet.

An lieu of the required 20 feet for a two-family dwelling.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The existing dwelling was constructed in 1953 with the 12 foot setback and was purchased by us in 1961. Conversion to two apartments was made in 1971 with a permit and the property has been assessed as a two-apartment dwelling since that time.

It is necessary for us to refinance our present 13 1/2 mortgage. Since I am retired, the large payments create a hardship. In order to refinance, we must receive zoning approval for our two-family duplex in accordance with the Zoning Regulations of Baltimore County.

until this approval is official. I, or we, agree to pay expenses of above Variance (advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney for Petitioner: _____
(Type or Print Name) _____
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of June, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of August, 1986, at 9:00 o'clock.

Bill Jahn
Zoning Commissioner of Baltimore County,
(over)

87-24-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 24th day of June, 1986.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner Ernest P. Murphy, et ux Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

IN RE: PETITION FOR ZONING VARIANCE
W/S Roaches Lane, 830' N of Reisterstown Road
(20 Roaches Lane)
4th Election District
Ernest P. Murphy, et ux,
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-24-A

The Petitioners herein are requesting a zoning variance to permit a side yard setback of 12 feet in lieu of the required 20 feet in order to conform with the requirements of Section 402 for a two-family dwelling.

Testimony by the Petitioners indicated that the original one and one-half story, single family dwelling was constructed in 1953 with the existing 12-foot side yard setback. A Baltimore County building permit was obtained in 1971 to construct an addition enlarging both floors. The addition provided a second story apartment which has been in use since that time.

The Petitioners intend to use the building in the same manner in which it has been used since 1971. Adjacent neighbors appeared for clarification of the Petition and had no objection.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24th day of August 1986 that the herein request for a zoning variance to permit a side yard setback of 12 feet for a two-family dwelling, as indicated on the plan submitted, is hereby GRANTED, from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 7, 1986

Mr. & Mrs. Ernest P. Murphy
20 Roaches Lane
Reisterstown, Maryland 21136

RE: Petition for Zoning Variance
W/S Roaches Lane, 830' N of Reisterstown Road
4th Election District
Case No. 87-24-A

Dear Mr. & Mrs. Murphy:

Please be advised that your request for a zoning variance in the above referenced case has been granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: Ms. Shirley Wolf Lentzner
7 Austin Road
Reisterstown, Maryland 21136

People's Counsel

DESCRIPTION FOR VARIANCE
20 ROACHES LANE
4TH ELECTION DISTRICT

Beginning for the same at a pipe set on the west side of Roaches Lane, (37 feet wide) formerly known as Century Avenue as shown on a Plat of Century Avenue filed in the Land Records of Baltimore County in Plat Book No. 3, Folio 119, at a distance of 830 feet north of Reisterstown Road, thence running and binding on the west side of Roaches Lane and on a prolongation thereof with the right to the use in common North 05° 48' East, 100.0 feet to a pipe, thence running for a line of division North 84° 12' West, 205.7 feet, thence running South 34° 13' West, 113.7 feet to a pipe, thence running on a line drawn parallel to the first line of the lot now being described South 84° 12' East, 259.8 feet to the point of beginning.

ZONING DESCRIPTION

BEGINNING for the same at a pipe set on the west side of Roaches Lane, formerly known as Century Avenue as shown on a Plat of Century Avenue filed in the Land Record Office of Baltimore County in Plat Book Number 3, folio 119, north 05 degrees 48 minutes east 396.40 feet from the point of intersection of the west side of Roaches Lane and the second line of the third parcel of land described in the deed from Samuel J. Fisher to Clara M. Logsdon, et al. dated September 16, 1931 and recorded among the Land Records of Baltimore County in Liber L.M.C.M. No. 882, folio 510, etc., thence running and binding on the west side of Roaches Lane and on a prolongation thereof, with the right to the use of in common north 05 degrees 48 minutes east 100.0 feet to a pipe now set, thence running for a line of division north 84 degrees 12 minutes west 205.7 feet to intersect the first line of the first parcel described in the deed heretofore mentioned, thence running in a reverse direction and binding on a part of said first line south 34 degrees 13 minutes west 113.7 feet to a pipe now set, thence running on a line drawn parallel to the first line of the lot now being described south 84 degrees 12 minutes east 259.8 feet to the point of beginning.

SUBJECT, HOWEVER, to a reservation ten (10) feet in width and lying along the east side of the third line of the lot described above with the use thereof in common to connect to a ten foot alley theretofore laid out & running southeasterly to Roaches Lane & with the further reservation to Clara M. Logsdon & others entitled thereto in remainder under the aforesaid deed from Wm. Bryce Smith dated October 4, 1944 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1366, folio 26, their heirs, executors, administrators and assigns to install, lay, maintain and remove any and all utilities of any nature in, on or over the bed of said ten foot reservation.

BEING the same lot of ground which by Assignment dated May 19, 1960 and recorded among the Land Records of Baltimore County in Liber W.J. R. No. 3703, folio 303 was granted and assigned by Gertrude M. Fielding unto the within named Grantors.

OFFICE COPY

PETITION FOR ZONING VARIANCE
4th Election District
Case No. 87-24-A

LOCATION: West Side of Roaches Lane, 830 feet North of Reisterstown Road (20 Roaches Lane)

DATE AND TIME: Tuesday, August 5, 1986, at 9:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 12 feet in lieu of the required 20 feet for a two-family dwelling

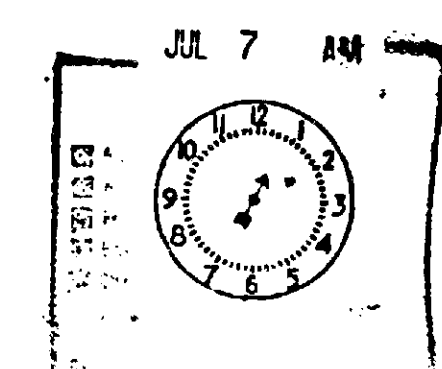
Being the property of Ernest P. Murphy, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S of Roaches La., 830' :
N of Reisterstown Rd. : OF BALTIMORE COUNTY
(20 Roaches La.), :
4th District :
ERNEST P. MURPHY, et ux, : Case No. 87-24-A
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21201
494-2188

I HEREBY CERTIFY that on this 3rd day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Ernest P. Murphy, 20 Roaches Lane, Reisterstown, MD 21136, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 29, 1986

Mr. Ernest P. Murphy
Mrs. Dorothy C. Murphy
20 Roaches Lane
Reisterstown, Maryland 21136

RE: PETITION FOR ZONING VARIANCE
W/S Roaches La., 830' N of Reisterstown Rd.
(20 Roaches La.)
4th Election District
Ernest P. Murphy, et ux - Petitioners
Case No. 87-24-A

Dear Mr. and Mrs. Murphy:

This is to advise you that \$67.51 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021810

DATE: 8-5-86 ACCOUNT: 801-615100

AMOUNT: \$ 67.51

RECEIVED FROM: Ernest P. Murphy et ux

FOR: Advertising & Posting 87-24-A

VALIDATION OR SIGNATURE OF CASHIER

Mr. Ernest P. Murphy
Mrs. Dorothy C. Murphy
20 Roaches Lane
Reisterstown, Maryland 21136

June 27, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Roaches La., 830' N of Reisterstown Rd.
(20 Roaches La.)
4th Election District
Ernest P. Murphy, et ux - Petitioners
Case No. 87-24-A

TIME: 9:00 a.m.

DATE: Tuesday, August 5, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021840

DATE: 8/1/86 ACCOUNT: 801-615100

AMOUNT: \$ 100.00

RECEIVED FROM: Ernest P. Murphy et ux

FOR: Finance & Revenue 87-24-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 18, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

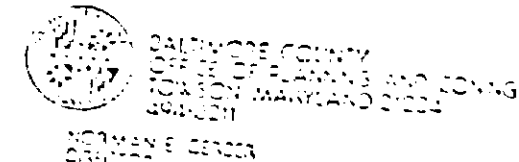
SUBJECT: Zoning Petitions No. 87-24-A, 87-25-A, 87-26-A, 87-29-A, 87-32-A, 87-34-A and 87-36-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, AICP
Director

NEC:JCH:slm

CPS-008



July 11, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of June 3, 1986
Item 434 - Ernest P. Murphy, et ux
W/S of Roaches La., 830' N. of Reisterstown Rd. (20 Roaches La.)
The Division of Current Planning and Development has reviewed the petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded to the Bureau of Public Services.
- ☒ This site is part of a larger tract, therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-28 of the Development Regulations.
- ☒ The proposed use of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 6/10/86.
- ☒ The property is located in a deficient service area as defined by 8111 173-79. No Building Permit may be issued until a Reserve Capacity Use Certificate has been issued by the Public Works Department.
- ☒ The property is located in a deficient service area as defined by 8111 173-79. No Building Permit may be issued until a Reserve Capacity Use Certificate has been issued by the Public Works Department.

CC: James Russell

Ernest P. Murphy
Current Planning and Development

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: July 17, 1986

Posted for: Variance

Petitioner: Ernest P. Murphy et ux

Location of property: W/S of Roaches Lane, 830' N of Reisterstown Rd.

Location of Sign: West side of Roaches Lane, on front of #112

Remarks: Roadway Lane

Posted by: [Signature] Date of return: 7-14-86

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 17, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 17, 1986.

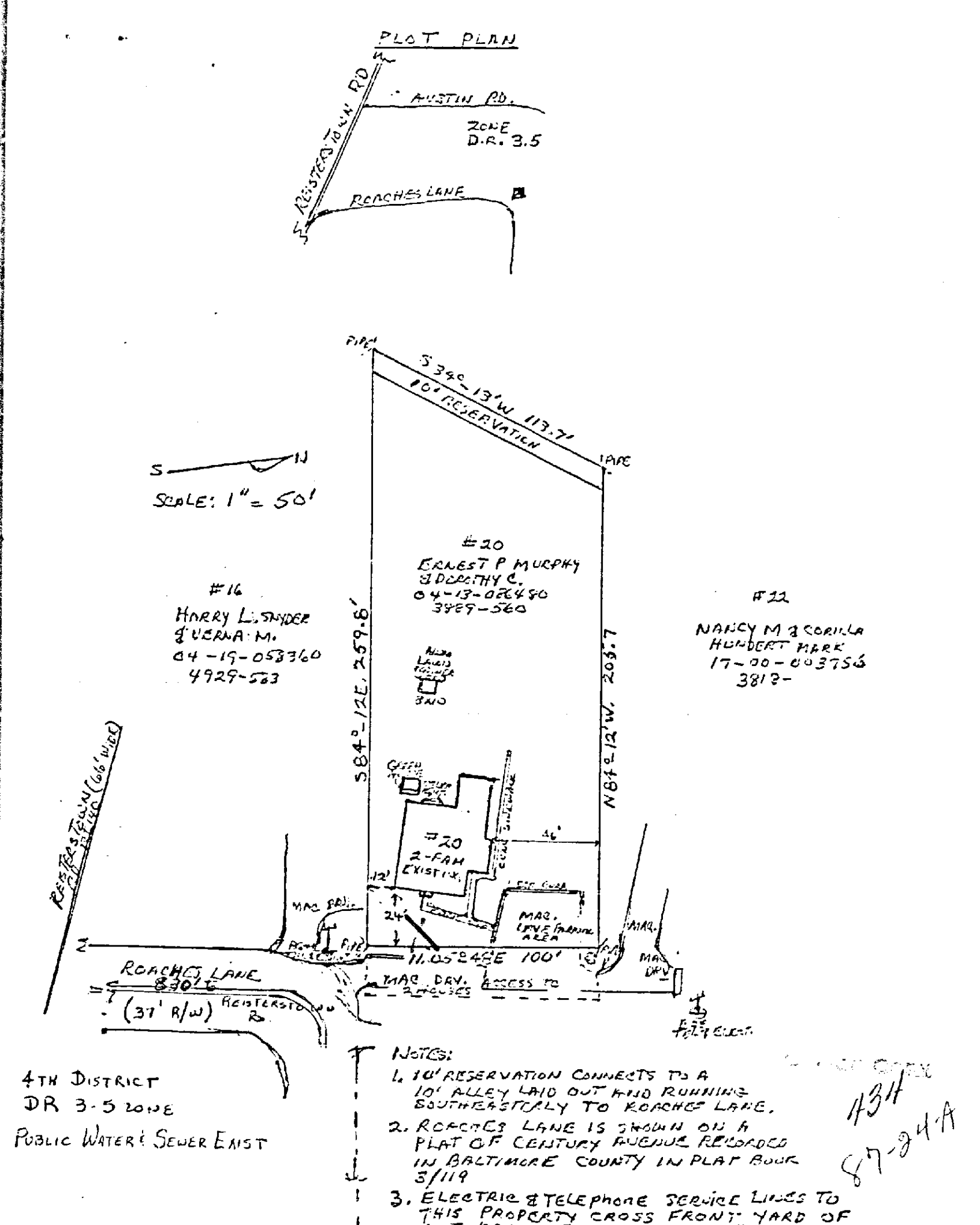
THE JEFFERSONIAN.

[Signature]

Publisher

Cost of Advertising

24.75



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 17, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Ernest P. Murphy
20 Roaches Lane
Reisterstown, Maryland 21136

RE: Item No. 434 - Case No. 87-24-A
Petitioner: Ernest P. Murphy, et ux
Petition for Zoning Variance

Dear Mr. Murphy:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

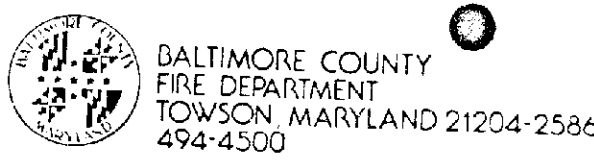
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures



PAUL H. REINCKE
CHIEF

June 3, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Ernest P. Murphy, et ux
Location: W/S Roaches Lane, 830' N of Reisterstown Road
Item No.: 434 Zoning Agenda: Meeting of June 3, 1986

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Zoning Advisory Committee Chairperson Date July 9, 1986
 FROM Charles E. Burnham, Chief, Building Plans Review *C.E.B.*
 SUBJECT Zoning Advisory Committee Meeting
 Scheduled 6/3/86

Item #433 No Comment
 Item #434 No Comment
 Item #435 Standard Comment
 Item #436 Standard Comment
 Item #437 Standard Comment
 Item #438 See Comment (Critical Area)
 Item #415 (Revised) See Comments

CEB/vw

PETITION FOR ZONING VARIANCE
 4th Election District
 Case No. 87-24-A

LOCATION: West side of Roaches Lane, 830 feet North of Reisterstown Road (20 Roaches Lane)
DATE AND TIME: Tuesday, August 5, 1986 at 9:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a side yard setback of 12 feet in lieu of the required 20 feet for a two-family dwelling being the property of Ernest P. Murphy, et ux, as shown on the plat plan filed with the Zoning Office.

It is the policy of this County that a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD J. JACOBSON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

ITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., July 17, 1986

FY that the annexed Res. #125755 P.O. #77948
 (1) successive weeks/days previous
 of July, 1986, in the

County Times, a daily newspaper published
 in Westminster, Carroll County, Maryland.
 Town News, a weekly newspaper published
 in Baltimore County, Maryland.
 Times, a weekly newspaper published
 in Baltimore County, Maryland.

ITY NEWSPAPERS OF MARYLAND, INC.

Per *Dennis Keiffer*



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 29, 1986

Mr. Ernest P. Murphy
Mrs. Dorothy C. Murphy
20 Roaches Lane
Reisterstown, Maryland 21136

RE: PETITION FOR ZONING VARIANCE
W/S Roaches La., 830' N of Reisterstown Rd.
(20 Roaches La.)
4th Election District
Ernest P. Murphy, et ux - Petitioners
Case No. 87-24-A

Dear Mr. and Mrs. Murphy:

This is to advise you that \$67.51 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021810

DATE: 8-5-86 ACCOUNT: 801-615-100

AMOUNT: \$ 67.51

RECEIVED FROM: Ernest P. Murphy et ux

FOR: Advertising & Posting 87-24-A

VALIDATION OR SIGNATURE OF CASHIER

Mr. Ernest P. Murphy
Mrs. Dorothy C. Murphy
20 Roaches Lane
Reisterstown, Maryland 21136

June 27, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Roaches La., 830' N of Reisterstown Rd.
(20 Roaches La.)
4th Election District
Ernest P. Murphy, et ux - Petitioners
Case No. 87-24-A

TIME: 9:00 a.m.

DATE: Tuesday, August 5, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021840

DATE: 8/1/86 ACCOUNT: 801-615-100

AMOUNT: \$ 100.00

RECEIVED FROM: Ernest P. Murphy et ux

FOR: Finance & Revenue 87-24-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 18, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

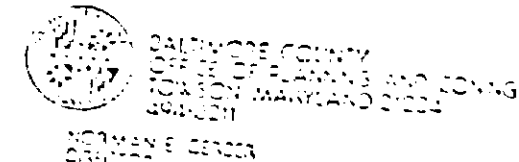
SUBJECT: Zoning Petitions No. 87-24-A, 87-25-A, 87-26-A, 87-29-A, 87-32-A, 87-34-A and 87-36-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, AICP, Director

NEC:JCH:slm

CPS-008



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

July 11, 1986

Re: Zoning Advisory Meeting of June 3, 1986
Item 434 - Ernest P. Murphy, et ux
W/S of Roaches La., 830' N. of Reisterstown Rd. (20 Roaches La.)

The Division of Current Planning and Development has reviewed the petition and offers the following comments. The items checked below are applicable.

(X) There are no site planning factors requiring comment.

() County Review Group meeting is required.

() This site is part of a larger tract. Therefore it is defined as a subdivision. The plan must show the entire tract.

() A record plat will be required and must be recorded prior to the issuance of a building permit.

() The access is not satisfactory.

() The circulation on this site is not satisfactory.

() The parking calculations must be shown on the plan.

() This property contains soils which are defined as wetlands, and development on these soils is prohibited.

() Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-28 of the Development Regulations.

() The proposed use of this site may constitute a potential conflict with the Baltimore County Master Plan.

() The amended Development Plan was approved by the Planning Board on 1/28/86.

() The property is located in a deficient service area as defined by 8111 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued.

() The property is located in a service area controlled by a "D" level traffic capacity by 8111 173-79, and is conflicting change are recommended annually by the Planning. The Public Services Unit (Additional comments)

CC: James Russell

Ernest P. Murphy
Current Planning and Development

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: July 17, 1986

Posted for: Variance

Petitioner: Ernest P. Murphy et ux

Location of property: W/S of Roaches Lane, 830' N of Reisterstown Rd.

Location of Sign: West side of Roaches Lane, on front of #112

Remarks: Roadway Lane

Posted by: [Signature] Date of return: 7-14-86

Number of Signs: 1

CERTIFICATE OF PUBLICATION

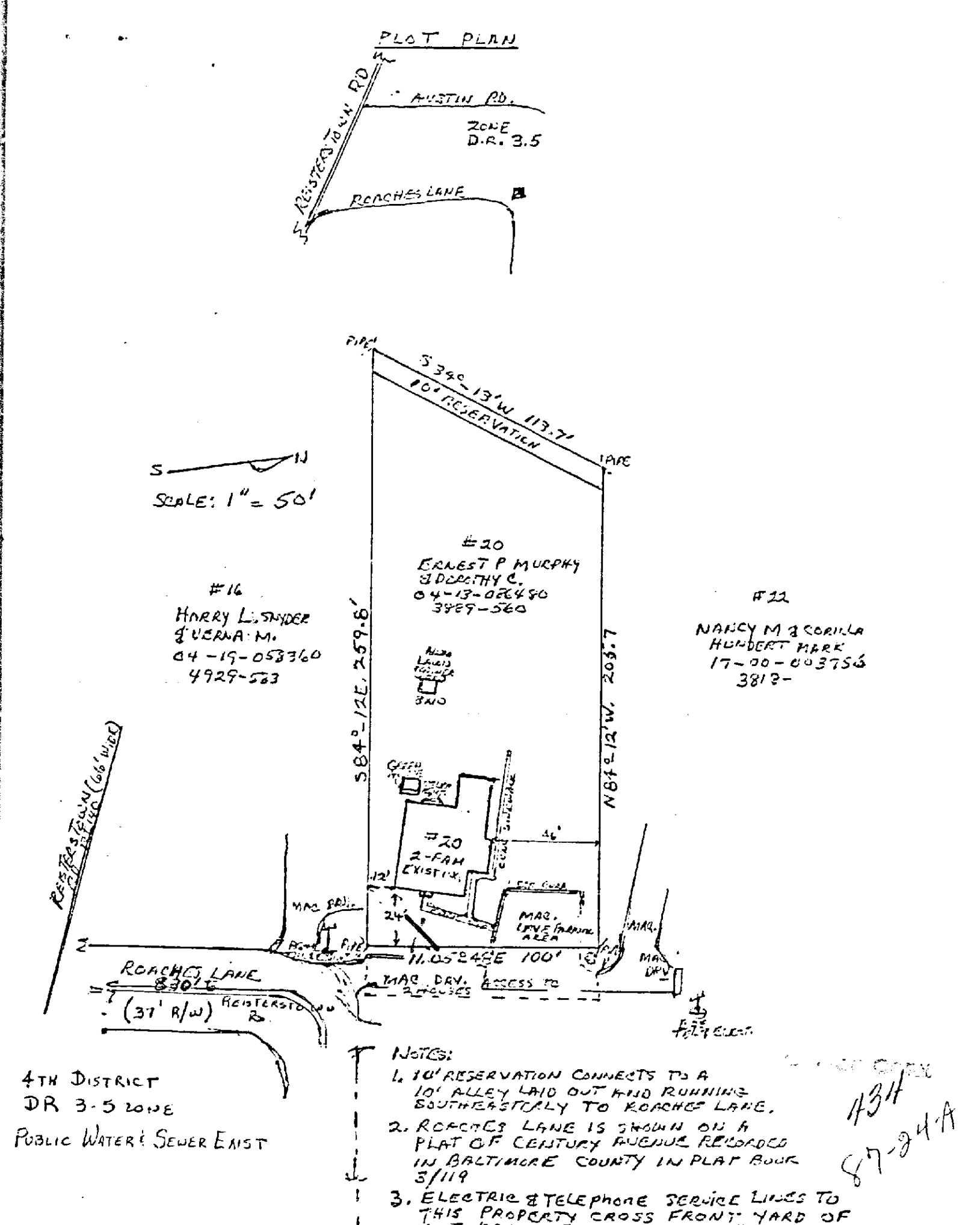
TOWSON, MD., July 17, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 17, 1986

THE JEFFERSONIAN.

Cost of Advertising

24.75



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 17, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Ernest P. Murphy
20 Roaches Lane
Reisterstown, Maryland 21136

RE: Item No. 434 - Case No. 87-24-A
Petitioner: Ernest P. Murphy, et ux
Petition for Zoning Variance

Dear Mr. Murphy:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

June 3, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Ernest P. Murphy, et ux
Location: W/S Roaches Lane, 830' N. of Reisterstown Road
Item No.: 434 Zoning Agenda: Meeting of June 3, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Zoning Advisory Committee Chairperson Date July 9, 1986
 FROM Charles E. Burnham, Chief, Building Plans Review *C.E.B.*
 SUBJECT Zoning Advisory Committee Meeting
 Scheduled 6/3/86

Item #433 No Comment
 Item #434 No Comment
 Item #435 Standard Comment
 Item #436 Standard Comment
 Item #437 Standard Comment
 Item #438 See Comment (Critical Area)
 Item #415 (Revised) See Comments

CEB/vw

PETITION FOR ZONING VARIANCE
 4th Election District
 Case No. 87-24-A

LOCATION: West side of Roaches Lane, 830 feet North of Reisterstown Road (20 Roaches Lane)
DATE AND TIME: Tuesday, August 5, 1986 at 9:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing. Petition for Zoning Variance to permit a side yard setback of 12 feet in lieu of the required 20 feet for a two-family dwelling being the property of Ernest P. Murphy, et ux, as shown on the plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD J. JACOBSON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

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Westminster, Md., July 17, 1986

FY that the annexed Res. #125755 P.O. #77948
 (1) successive weeks/days previous
 of July, 1986, in the

County Times, a daily newspaper published
 in Westminster, Carroll County, Maryland.
 Town News, a weekly newspaper published
 in Baltimore County, Maryland.
 Times, a weekly newspaper published
 in Baltimore County, Maryland.

ITY NEWSPAPERS OF MARYLAND, INC.

Per *Dennis Keyser*